

TOWN OF DAVIE

TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark A. Kutney, AICP, Development Services Director/ (954) 797-1101
Prepared by: David M. Abramson, Planner I

SUBJECT: Site Plan, SP 4-5-03 Glenn's Automotive Center, 2601 Reese Road, Davie, Florida
Generally located on the southwest corner of Reese Road.

AFFECTED DISTRICT: District 1

TITLE OF AGENDA ITEM: SP 4-5-03 Glenn's Automotive Center

REPORT IN BRIEF: Glenn's Automotive Center is a one-story 7,800 Sq. Ft. automotive service building located on 1.014 acre (44,141 Sq. Ft.). On December 4, 2001, the site plan was approved by Town Council and required building permit process to start within one (1) year from the date of its approval. Glenn's Automotive Centers original site plan expired as a result of not acting upon this requirement. Therefore, the applicant resubmitted the site plan into the Town of Davie for approval.

The proposed building will be centrally located on the lot fronting Reese Road. Visually, the site can be seen from both Interstate-595 and the Florida Turnpike. This will not only create exposure for the automotive service building via the two highways, yet it will also provide a focal point for a motorist traveling into the Town limits. The site boundaries associated with this property resemble a geometric triangle.

The proposed automotive service building architecture is consistent with the existing surrounding industrial and storage structures. The style originates from typical contemporary industrial material architecture, which features metal gabled roofs, metal siding, service and warehouse bays.

Access is via a 50' opening at the northern boundary of the site, which then leads on a two-way drive isle.

PREVIOUS ACTIONS: None

CONCURRENCES: At the August 12, 2003, Site Plan Committee meeting, Vice-Chair Evans made a motion, seconded by Mr. Engel, to approve based on the planning report; (Motion carried 5-0).

Site Plan Committee recommended approval of the request; however they wanted their concerns addressed, through a revised site plan, prior to Town Council consideration. Their concerns are as followed:

1. Canopies are to be added over the entry doors at the rear of the building to span from roll-up-door to roll-up-door.
2. Correct the drawing on the plans for the first parking space off the entry driveway.

FISCAL IMPACT: None

RECOMMENDATION(S): Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration.

Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration.

Attachment(s): Site Plan, Planning Report, Land Use Map, Zoning and Aerial Map

TOWN OF DAVIE
Development Services Department
Planning and Zoning Division Staff
Report and Recommendation

Applicant Information

Owner:

Name: Glenn Pinkien
Address: 5320 West State Road 84
City: Davie, Florida 33314
Phone: (954) 792-9293
Fax: (954) 792-8930

Agent:

Name: Associated Engineers of South Florida
Gus Aquirre
Address: 5450 Griffin Road
City: Davie, Florida 33314
Phone: (954) 584-6880
Fax: (954) 584-2862

Background Information

Application History: No deferrals have been requested.

Application Request: The applicant is requesting site plan approval for a 7,800 Sq. Ft. automotive service building, generally located on the southwest corner of Reese Road on 1.014 acres.

Address/Location: 2601 Reese Road, Davie, Florida

Future Land Use Plan Designation: RAC, Regional Activity Center

Zoning: M-3, Planned Industrial Park District

Existing/Proposed Use: Vacant Parcel/One-Story 7,800 Sq. Ft. automotive service center

Parcel Size: Subject Site Parcel – 1.014 acres (44,141 Sq. Ft.)

Surrounding Uses:
North: Florida Turnpike
South: Industrial Warehouse
East: Florida Turnpike
West: Industrial Warehouse

Surrounding Land
Use Plan Designation:
Transportation
Regional Activity Center
Transportation
Regional Activity Center

Surrounding Zoning:

North: M-3, Planned Industrial Park District
South: M-3 (County), Intense Manufacturing and Industrial District
East: M-3 (County), Intense Manufacturing and Industrial District
West: M-3 (County), Intense Manufacturing and Industrial District

Zoning History

Related Zoning History:

The property was annexed into the Town of Davie on September 4, 1984, through the Hacienda Village Annexation.

Previous Requests on same property:

Rezoning Request: (ZB 11-1-00) the rezoning from M-3 (County), Intense Manufacturing and Industrial District to a Town of Davie Zoning designation M-3, Planned Industrial Park District, was approved by Town Council on March 21, 2001.

Plat: (P 11-1-00) Resolution R-01-90 was approved on April 4, 2001 by Town Council approving a boundary plat.

Site Plan Request: (SP 3-2-01 Glenn's Automotive Center) was approved by Town Council on December 4, 2001 expiring a year later.

Developers Agreement: (DA 12-1-01) Resolution R 02-28 was approved on February 6, 2002 authorizing an agreement providing remedial measures to satisfy road concurrency requirements.

Application Details

The applicant's SUBMISSION indicates the following:

1. *Site:* The applicant is requesting a site plan approval for a 7,800 Sq. Ft. automotive service building on a 1.014 acre (44,141 Sq. Ft.) site, generally located in the southwest corner of Reese Road. The building will be centrally located on the lot fronting Reese Road. Visually, the site can be seen from both Interstate-595 and the Florida Turnpike. This will not only create exposure for the automotive service building via the two highways, yet it will also provide a focal point for a motorist traveling into the Town limits. The site boundaries associated with this property resemble a geometric triangle.

The site plan is designed with knowledge of the utilities along Reese Road. This site will not affect the existing petroleum pipelines, 6" D.I.P. water lines, and overhead power lines.

The applicant proposes to place the main entrance of the automotive service building on the eastside center portion of building. Pedestrians may access the service office via entrances along the west and south rear portion of the building. Currently, there are minimum sidewalk areas on-site and off-site along Reese Road. The walk way is a designated handicap stripped lane leading into the rear entrance doors. The site plan proposes a 10' x 35' stripped loading area along the rear of the building effectively next to the warehouse portion of the building.

The site plan is designed with an emphasis on automotive movement and flow through the property and automotive service bays during hours of operation. The applicant also proposes to place two sliding gates and a 6'-0" high vinyl covered chain linked fence for evening security purposes along the rear section of the automotive service building.

2. *Buildings:* The proposed automotive service building architecture is consistent with the existing surrounding industrial and storage structures. The style originates from typical contemporary industrial material architecture, which features metal gabled roofs, service and warehouse bays.

The building is characterized with a blue metal siding roof fascia, followed with a blue accent banding over metal siding, and a light blue metal siding base typical at all the elevations. To help break up this consistency, an interesting dark gray 48" high knee wall with stucco finish is located at both the north and east elevations. White metal roll up doors are proposed on the front and rear elevation, while a decorative storefront with windows and skylights will be placed at the eastside entrance of the building. To understand the entrances into the building, two blue arched canvas awnings were introduced over the rear doorways on the west and south elevations. A proposed projecting structural canopy is located on the eastside entrance and is supported by two smooth stucco finished masonry columns.

The layout design of building is intended purely for automotive service. The north and southwest sections of the building is solely used for repair. While, a small section in the center of the building is used for office and customer service. And the east section of the building is used for warehouse, which parts and accessories will be stored.

3. *Main Access:* Off-site road improvements are necessary for entering into proposed site. The applicant is proposing a larger road radius entrance into the site off Reese Road reducing any possible automobile collisions.
4. *Access and Parking:* Access is via a 50' opening at the northern boundary of the site, which then leads on a two-way drive isle. At the end of the two-way drive isle is an enclosed dumpster where the road turns eastward into a one-way egress with 45 degree angled parking on the south side. In the front of the building are one (1) compact and five (5) parallel parking spaces only accessible during hours of operation. Overall, there are thirty-nine (39) outdoor spaces including two (2) handicapped spaces, for a total of 41 spaces on site.
5. *Landscaping:* The site plan shows 14,810 Sq. Ft. (.34 acres) or 33.72% open space (30% required) for the overall site. The perimeter buffer will be planted with Gumbo Limbo, Live Oak, Cabbage Palm, Nora Grant Ixora, Florida Royal Palm, Red Tip Coco plum, Mahogany, Yellow Tabebuia, and Green Buttonwood. The theme at the entrance point consists of Royal Palm, Gumbo Limbo and Green Buttonwood.
6. *Drainage:* The subject property lies within the Ferncrest Utilities. Approval from the Ferncrest shall be obtained prior to issuance of any site development permit.
7. *Signage:* A 14' x 5' or 70 Sq. Ft. wall sign located above the front entrance shall be submitted under a separate permit. The sign will be made of 5/8" plywood painted dark blue with a white border and 12" high black letters stating the business name.
8. *Temporary Uses:* The site plan does not indicate a temporary construction trailer to be located on the site.

Significant Development Review Agency Comments

All agency comments have been satisfied.

Applicable Codes and Ordinances

The effective code of ordinance governing this project is the Town of Davie Land Development Code.

Comprehensive Plan Considerations

Planning Area: The subject property falls within Planning Area 6. Planning Area 6 includes lands located south of State Road 84, east of University Drive and north of Nova Drive, together with lands located east of the Florida Turnpike and west of State Road 7, south of State Road 84 and north of the Town limits. The majority of this planning is industrially zoned and land used plan designated. There are small commercial parcels along the State Road 7 corridor with one large retail center being located on the southeast corner of University Drive and State Road 7.

Broward County Land Use Plan: The subject site falls within Flexibility Zone 99.

Applicable Goals, Objectives & Policies:

Policy 9-2: The Town shall endeavor to expand its economic base through expansion of the industrial and manufacturing sectors of its economy.

Policy 9-4: Industrial land uses shall be located with access to primary transportation facilities, particularly interstates, highways, rail corridors, commercial airports, and navigable waterways. Consistent with Policy 9-2, vacant land with such access shall be examined for potential industrial development.

Policy 17-3: Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

Staff Analysis/Findings of Fact

The Town of Davie Planning and Zoning Division find's Glenn's Automotive Service Center to be in conformance with all applicable Codes and Ordinances. The automotive service center will improve surrounding blighted industrial areas. In addition, the automotive service center will help enhance the existing heavy industrial area along Reese Road.

Staff Recommendation

Staff finds the subject application complete and suitable for transmittal to Town Council and the Site Plan Committee for further consideration. In addition, the following conditions shall be met prior to final site plan approval:

1. Remove traffic curbed diverters with painted stripped diverters.
2. All parking islands must be a minimum of 10' x 18' as per code.
3. Provide see through gates on the dumpster enclosure.
4. Add more exterior lighting on the building elevations.
5. Bring the landscape plan up to date with the submitted site plan.
6. Add foliage around all mechanical equipment.

Site Plan Committee Recommendation

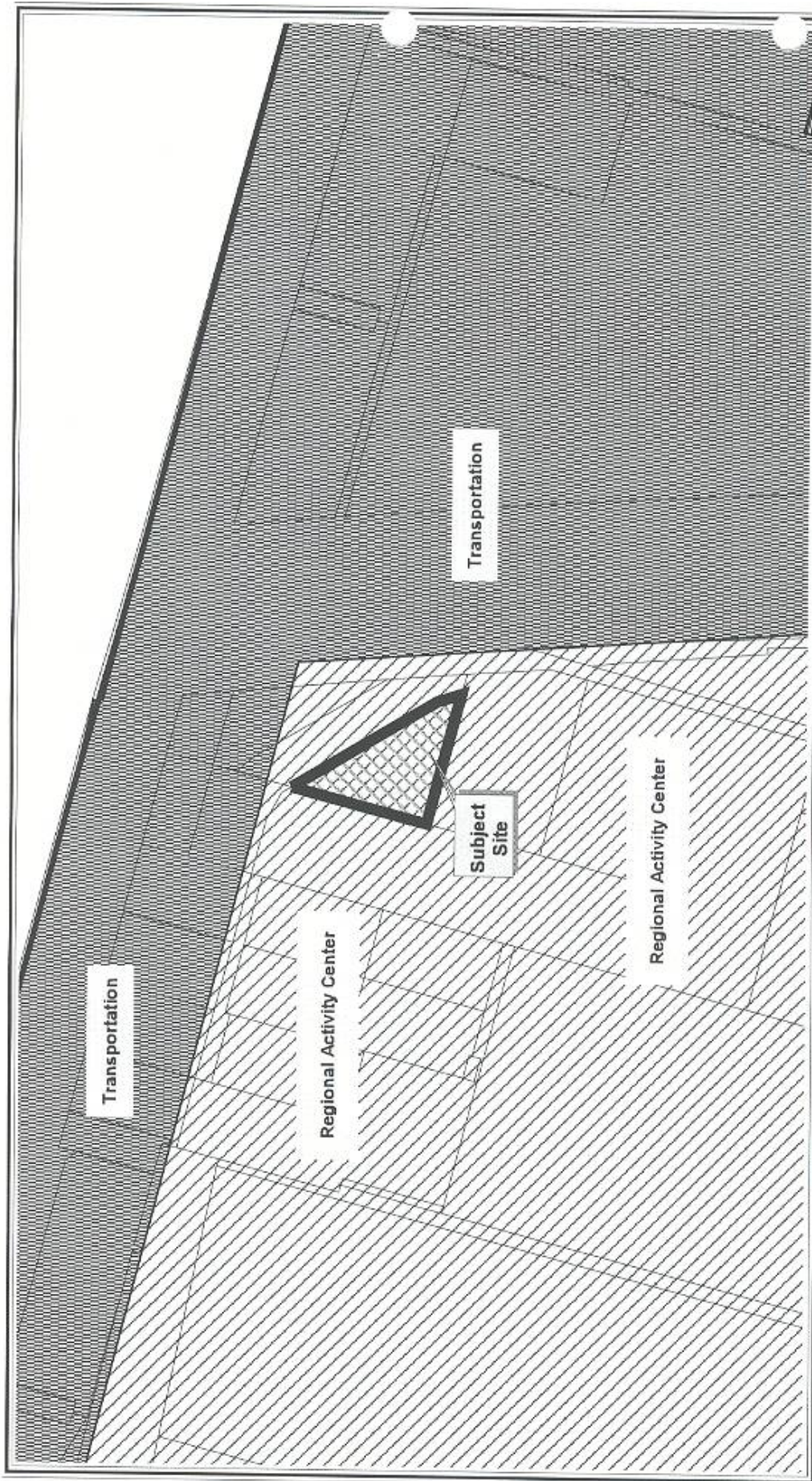
Vice-Chair Evans made a motion, seconded by Mr. Engel, to approve based on the planning report and that canopies be added over the entry doors at the rear of the building to span from roll-up-door to roll-up-door; and to correct the drawing on the plans for the first parking space off the entry driveway. **Motion carried 5-0.**

Exhibits

1. Site Plan
2. Future Land Use Map
3. Zoning and Aerial Map

Prepared by: _____

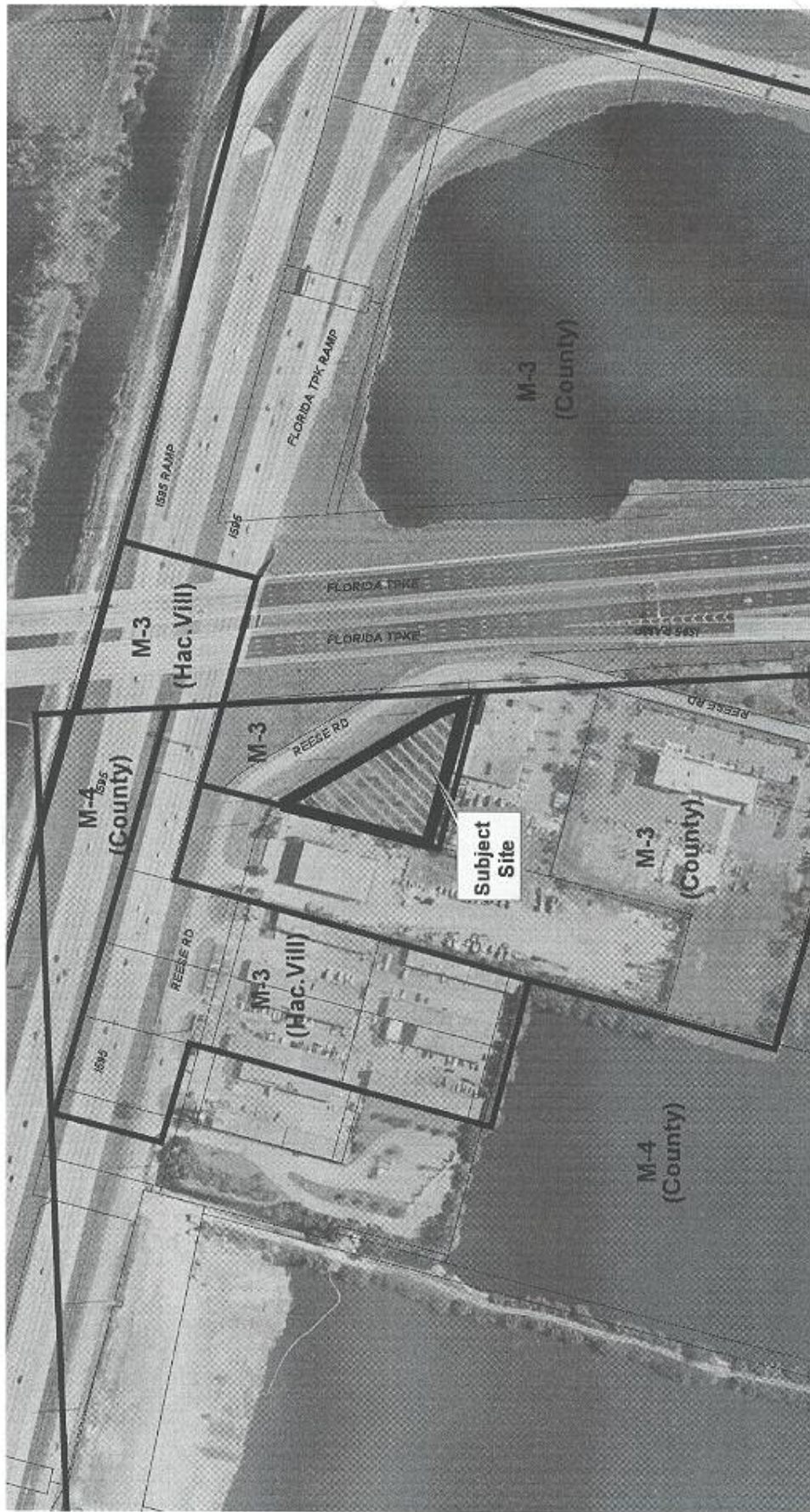
Reviewed by: _____



SITE PLAN **SP 4-5-03** **Future Land Use Map**

Prepared By:
 Date Prepared:





Date Flown:
12/31/00



300 0 300 600 Feet

Planning & Zoning Division - GIS



SITE PLAN SP 4-5-03

Subject Site, Zoning and Aerial Map

Prepared By: D.M.A.
Date Prepared: 8-8-03